101 1719 9A Street SW

Calgary | Active | MLS® A2345688

$235,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2011**	**610.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Urban Oasis Steps from 17th Ave!
Welcome to The Block-where sleek modern design meets the vibrant energy of Calgary's premier entertainment district! This spectacular, bright walk-up unit offers the ultimate inner-city lifestyle with the perfect blend of privacy and accessibility.
Step inside to a welcoming entry space complete with a front guest closet. You will immediately notice the stunning hardwood flooring and large windows that flood the entire home with natural light. The sprawling open-concept layout seamlessly connects your main entertaining areas. There is ample room for a spacious living room, a dedicated dining area, and a functional home office setup for the remote professional.
Channel your inner chef in the sleek, contemporary kitchen! It comes fully loaded with stainless steel appliances, a gas range with a microwave hood fan, a bounty of cupboard space, and a expansive kitchen island with a breakfast bar-perfect for casual morning coffee or evening entertaining.
Retreat to your king-sized bedroom featuring a spacious walk-in closet with plenty of room for your wardrobe. The luxury continues into the oversized 3-piece bathroom, boasting a glass walk-in shower, tiled floors, a modern floating vanity with smart drawer storage, and a large vanity mirror.
Premium Perks & Amenities Include: Low Condo Fees: Enjoy stress-free living with low fees of just $443.25/month, which includes water and cozy in-floor heating to keep you warm all winter long! Pet-Friendly Living: Bring your furry family members along! This building welcomes up to two pets with board approval-including dogs! Outdoor Living: Step through the patio doors to your private, covered patio surrounded by lush greenery-your own quiet sanctuary in the heart of the city. In-Suite Laundry: Enjoy the ultimate day-to-day convenience. Titled Parking & Storage: Say goodbye to scraping ice with your secure, underground heated parking stall, plus a secure, assigned storage cage in the parkade. Community Vibe: The Block features a beautiful central courtyard perfect for social gatherings, along with dedicated underground visitor parking spots for your guests.
Located just a minute's walk to the bustling shops, award-winning restaurants, cafes, and nightlife of 17th Avenue, and a quick commute to the Downtown Core. This is more than a home; it's a lifestyle. Don't miss out-book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345688
Bedrooms	1
Bathrooms	1
Year Built	2011
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	610.2 sq. ft.
Main Level Finished Area:	610.2 sq. ft.
Condo Fee:	$443.25
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2011 (Age: 15)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0

Plan:	1411691
Heating:	In Floor
New Constr.:	No
Construction Material:	Brick, Composite Siding, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Block
Community:	Lower Mount Royal
Amenities:	Elevator(s), Picnic Area, Secured Parking, Storage, Trash
Appliances:	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 16'8" × 9'10" ·
Main Floor	Dining Room · 12'7" × 6'6" ·

Main Floor	Entrance · 7'8" × 4'6" ·
Main Floor	Kitchen With Eating Area · 13'3" × 11'3" ·
Main Floor	Bedroom - Primary · 11'4" × 10'5" ·
Main Floor	Walk-In Closet · 6'10" × 5' ·
Main Floor	Laundry · 5'1" × 4'6" ·
Main Floor	Covered Porch · 5'7" × 4'6" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Elevator, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Courtyard, Private Entrance, Storage
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-1719-9a-street-sw-calgary-a2345688/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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